148.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,700 / 709,700
					USE VALUE:	709,700 / 709,700
					ASSESSED:	709,700 / 709,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PINE CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TCHAMITCHIAN SETA N & GEORGE H	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	12 PINE CT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	TCHAMITCHIAN SETA N -
Owner 2:	-
Street 1:	12 PINE CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 1558 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	285,500	3,600	420,600	709,700
Total Card	0.138	285,500	3,600	420,600	709,700
Total Parcel	0.138	285,500	3,600	420,600	709,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.52 | /Parcel: 455.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	97200
GIS Ref	
GIS Ref	
Insp Date	09/04/18

!11550!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,600	3600	6,030.	420,600	709,800	709,800	Year End Roll	12/18/2019
2019	101	FV	230,900	3600	6,030.	420,600	655,100	655,100	Year End Roll	1/3/2019
2018	101	FV	224,900	3600	6,030.	282,400	510,900	510,900	Year End Roll	12/20/2017
2017	101	FV	224,900	3600	6,030.	270,400	498,900	498,900	Year End Roll	1/3/2017
2016	101	FV	224,900	3600	6,030.	246,400	474,900	474,900	Year End	1/4/2016
2015	101	FV	212,300	3600	6,030.	198,300	414,200	414,200	Year End Roll	12/11/2014
2014	101	FV	212,300	3600	6,030.	177,300	393,200	393,200	Year End Roll	12/16/2013
2013	101	FV	212,300	3600	6,030.	168,300	384,200	384,200		12/13/2012

PRINT

Date	Time
12/11/20	01:42:34

LAST REV

Date	Time
07/03/19	09:11:40

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11550

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TCHAMITCHIAN SE	63977-375		7/28/2014	Convenience	1	No	No		
SUVAJIAN ARA	25237-164		3/22/1995	Intra-Corp	80,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2018	534	Siding	16,000	C				
6/6/2017	636	Re-Roof	6,277	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2019	Info Office	JO	Jenny O
9/4/2018	Inspected	CC	Chris C
7/16/2018	MEAS&NOTICE	CC	Chris C
2/11/2009	Meas/Inspect	294	PATRIOT
1/14/2000	Inspected	264	PATRIOT
12/1/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	70.	1.00	11									420,631						420,600	

Total AC/HA: 0.13843 | Total SF/SM: 6030 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,631 | Spl Credit | Total: 420,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32394099
Const Adj.:	0.97757620
Adj $ / SQ:	168.253
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413765
Depreciation:	128267
Depreciated Total:	285498

COMMENTS

FRPL NON FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

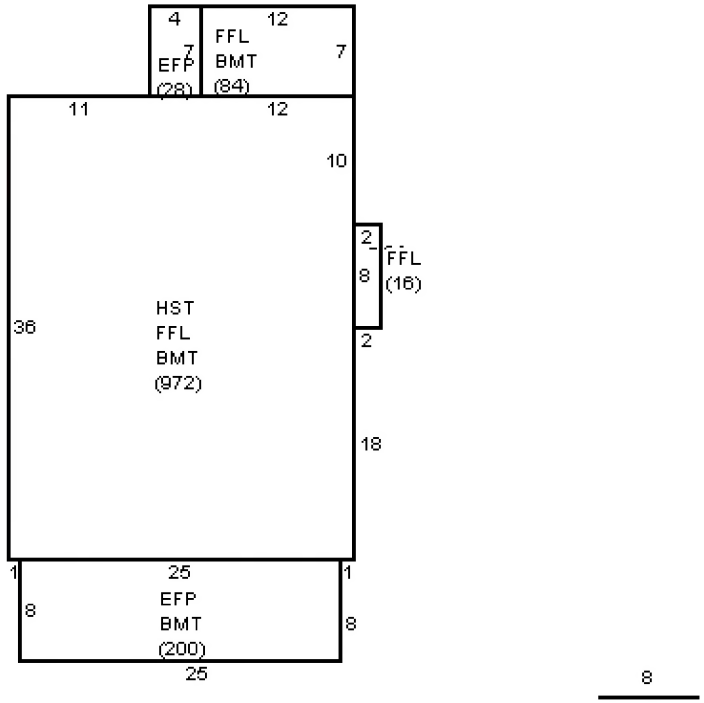
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.25
Special Features:	0	Val/Su Net:	93.85
Final Total:	285500	Val/Su SzAd	183.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,256	50.480	63,398
FFL	First Floor	1,072	168.250	180,367
HST	Half Story	486	168.250	81,771
EFP	Enclos Porch	228	38.290	8,730
	Net Sketched Area:	3,042	Total:	334,266
Size Ad	1558	Gross Are	3528	FinArea 1558

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

148.0-0002-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	FR	1960	19.75	T	50	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600